



## Wylie Planning and Zoning Commission

---

**Minutes**  
**Wylie Planning & Zoning Commission**  
**Tuesday May 15, 2018 – 6:00 pm**  
**Wylie Municipal Complex – Conference Room**  
**300 Country Club Road, Building 100, 2<sup>nd</sup> Floor**

### **CALL TO ORDER**

---

The Planning and Zoning Commission was called to order at 6:00 p.m. A quorum was present. Commissioners present were: Vice Chair Randy Owens, Commissioner Roger Myers, Commissioner Brad Emerson, Commissioner Bryan Rogers, and Commissioner Mike McCrossin. Chair Ron Smith and Commissioner Jade Duan were both absent.

Staff present was Renae' Ollie, Development Services Director, Jasen Haskins, Sr Planner, Kevin Molina, Planner, and Mary Bradley, Administrative Assistant.

### **INVOCATION & PLEDGE OF ALLEGIANCE**

---

Commissioner McCrossin gave the Invocation. Commissioner Myers led the Pledge of Allegiance.

### **CITIZENS COMMENTS**

---

Chair Owens opened the Citizens Participation. With no one approaching the Commissioners, Chair Owens closed the Citizen Participation.

### **CONSENT ITEMS**

---

Consider and act upon approval of the Minutes from the May 1, 2018, Regular Meeting.

#### **Board Action**

A motion was made by Commissioner Emerson and seconded by Commissioner Rogers to approve the minutes for May 1, 2018, as submitted. Motion carried 5 – 0.

### **REGULAR AGENDA**

---

#### **Regular Hearing**

### **Preliminary Plat Wylie Auto Tire Shop**

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat of Block A, Lot 1 of Auto Tire Shop, creating one commercial lot on 4.14 acres, generally located on State Highway 78 approximately 800 feet west of the intersection of SH 78 and Kreymer Lane.

#### **Staff Presentation**

Mr. Haskins stated that the plat will create one lot on 4.14 acres. The applicant is proposing a minor automotive repair and tire shop. The Site Plan is on the current agenda for consideration.

The property is State Highway 78 and approximately 800 feet west of the intersection of State Highway 78 and Kreymer Lane.

Staff recommends approval subject to additions and/or alterations as required by the Engineering Department.

#### **Board Action**

A motion was made by Commissioner McCrossin and seconded by Commissioner Emerson, to recommend approval to the City Council regarding a Preliminary Plat of Block A, Lot 1 of Wylie Auto Tire Shop, creating one commercial lot on 4.14 acres, generally located on Stated Highway 78 approximately 800 feet west of the intersection of SH 78 and Kreymer Lane. Motion carried 5 – 0.

### **Site Plan Wylie Auto Tire Shop**

Consider, and act upon, a Site Plan for Wylie Auto Tire Shop, on Lot 1, Block A of Auto Tire Shop Addition on 4.14 acres. Property generally located on State Highway 78 approximately 800 feet west of Eubanks.

#### **Staff Presentation**

Mr. Haskins stated that the applicant is proposing a one-story commercial building for an automotive and tire shop on 4.14 acres. A preliminary plat is on the current agenda for consideration.

The property is zoned Commercial Corridor and an automotive tire shop is allowed by right. The applicant has expressed desire to construct a car dealership, however, this will be considered at a later date.

The site plan proposes an eight foot masonry wall to screen the adjacent single family residential development to the rear of the property. Mutual access easements are provided for future development and existing development on either side of the property.

#### **Board Action**

A motion was made by Commissioner McCrossin, and seconded by Commissioner Myers, to approve Site Plan for Wylie Auto Tire Shop, being Lot 1, Block A of Auto Tire Shop Addition on 4.14 acres. Property generally located on State Highway 78 approximately 800 feet west of Eubanks. Motion carried 5 – 0.

### **Preliminary Plat Birmingham Bluffs**

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Birmingham Bluffs, establishing 60 single family residential lots, four open space lots, and one

Public Park on 18.402 acres, generally located on the northwest corner of Westgate Way and Brown Street.

### **Staff Presentation**

Mr. Haskins stated that the plat will create 60 single-family residential lots, four open space lots, and a public park of approximately 5.4 acres. The property is zoned Planned Development Ordinance 2018-10 and is consistent with the PD conditions.

The four open space lots are labeled as "X" lots and will be owned and maintained by the HOA, except Lot 1X, of Block A which will be dedicated to the City of Wylie.

### **Board Discussion**

Commissioner Myers questioned about the property located within Floodplain. Trey Wallet, Skorborg Company, 8214 Westchester Drive, Suite 710, Dallas, applicant/Developer, stated that during grading of infrastructure, property located within the Floodplain will be pushed back. City Engineer will review and approve. Once approved, then a LOMR will be requested from FEMA.

### **Board Action**

A motion was made by Commissioner Myers, and seconded by Commissioner McCrossin, to recommend approval to the City Council regarding a Preliminary Plat for Birmingham Bluffs, establishing 60 single family residential lots, four open space lots, and one Public Park on 18.402 acres, generally located on the northwest corner of Westgate Way and Brown Street. Motion carried 5 – 0.

## **Public Hearing**

### **North Texas Municipal Water District – ZC 2018-07**

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding rezoning a tract of land from Agricultural (AG/30) to Heavy Industrial (HI), property generally located at the intersection of Lynda Lane and Forrest Ross Road. **ZC2018-07**

### **Staff Presentation**

Mr. Molina stated that the applicant is North Texas Municipal Water District. They are requesting to rezone 4.134 acres of unplatted land from Agricultural to Heavy Industrial. This rezoning includes a request for the approval of a preliminary plat and site plan for the development of a water operations center for the NTMWD.

The plat abandons an existing portion of Lynda Lane and realigns Lynda Lane to connect to Forrest Ross Road by dedicating 0.585 acres of land and creating a 50' Right of Way.

The site design layout provides two points of access and a 24' wide drive. The exterior elevations of the building will be comprised of stone and brick and complies with the architectural offset design standards of the zoning ordinance. The water operations center measures 14,343 square feet and will be providing 90 parking spaces.

The building will employ 45 technical staff and provide a Control Room (SCADA). The Control Room is intended to be both secure and accessible for observation by visitors to the

plant. In the event of community emergencies, the large Training Room will be employed as an Emergency Operations Center.

Sixteen notifications were mailed and two comments were received in opposition and no comment forms received in favor of the request. An email was received from a resident outside the required 200 feet notification area, stating in opposition of the request.

### **Board Discussion**

Mr. David Scott, NTMWD, Applicant 505 E Brown, stated that the site was chosen due to public access for training and is adjacent to Operations Facility. Even though the use is office building and will not be Heavy Industrial, however all the existing property of NTMWD is zoned Heavy Industrial. The intent is to have consistency of all the property. The facility will house a laboratory for testing water, but there will be no noise or odor.

Commissioner McCrossin asked about the roads. Mr. Molina stated that the building will have three access points. The portion of Lynda Lane that runs between the existing NTMWD property and the subject property will be abandoned. Lynda Lane will then be realigned to the rear of the property coming out onto Forrest Ross.

Mr. Paul Woodard, Halff Associates, 1201 N Bowser Road, Richardson, Texas, Engineer for subject property stated that the mechanical room will have no windows and only authorized personnel allowed.

### **Public Comments**

Chair Owens opened the Public Hearing.

Mr. Brian Condor, 1900 Spencer Lane, directly across the street from the subject property, expressed concern about traffic on Forrest Ross. Mr. Molina stated that he would get with City Engineer to determine if Forrest Ross will be expanded or improved. Ms. Ollie stated that expansion of Forrest Ross is on the Thoroughfare Plan, but not sure when the funding will be available.

Chair Owens closed the Public Hearing.

### **Board Discussion**

Commissioner McCrossin stated that having a facility for the SCADA and Control Room is a great idea. In case of a community emergency such as severe storms, tornado, the building will provide protection and operate as the Emergency Operations Center.

### **Board Action**

A motion was made by Commissioner McCrossin, and seconded by Commissioner Rogers, to recommend approval to the City Council regarding rezoning a tract of land from Agricultural (AG/30) to Heavy Industrial (HI), property generally located at the intersection of Lynda Lane and Forrest Ross Road. Motion carried 5 – 0.

### **Replat Railroad Industrial Park**

Hold a public hearing to consider, and act upon, a recommendation to the City Council regarding a Final Plat for Railroad Industrial Park Addition, being a Replat of Lot 4R of the

Railroad Industrial Park Addition, creating 2 lots on 3.014 acres, generally located on the northeast corner of SH 78 and Cooper Drive.

### **Staff Presentation**

Mr. Molina stated that the Replat will divide one lot into two lots on approximately 3.014 acres. The property is zoned Commercial Corridor District and located northeast corner of State Highway 78 and Cooper Drive.

The replat will create two lots to move forward for the development of Lot 4RB and Lot 4RA. The owner has plans for Lot 4RB to be developed with retail and restaurant building for 4 tenants. A Site Plan will be considered at a later meeting.

### **Public Comments**

Chair Owens opened the Public Hearing. With no one approaching the Commissioners, Chair Owens closed the Public Hearing.

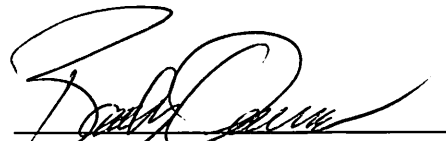
### **Board Action**

A motion was made by Commissioner McCrossin, and seconded by Commissioner Rogers, to recommend approval to the City Council regarding a Final Plat for Railroad Industrial Park Addition, being a Replat of Lot 4R of the Railroad Industrial Park Addition, creating 2 lots on 3.014 acres, generally located on the northeast corner of SH 78 and Cooper Drive. Motion carried 5 – 0.

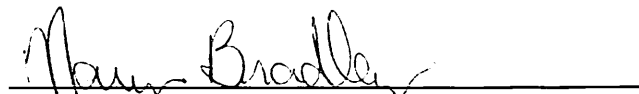
Chair Owens reminded the Commissioners of the next meeting on June 5, 2018. The meeting will be held in the Council Chambers on the First Floor.

### **ADJOURNMENT**

A motion was made by Commissioner McCrossin, and seconded by Commissioner Rogers to adjourn the meeting at 6:50PM. All Commissioners were in consensus.

  
Randy Owens, Chair

**ATTEST:**

  
Mary Bradley, Administrative Assistant